Agei	nda Request Transmittal	Parks & Recreation: Navigation Committee Board
From:	Bruce Aupperle, P.E.	Date : 05-Oct-10
То:	Parks & Recreation Department, Chris Yanez	Delivery: Hand
Re:	3112 Edgewater Drive (a.k.a. 3106 Edgewater Drive), SP-2010-0092D	Pages:
By this t	ransmittal we hereby request that the referenced project be placed on the next av	ailable agenda for □ approval. □ discussion.
□Resid □Marir	ential Dock ential Dock Cluster na eline Modification emoval	
Applicate Site Add Site Plar Variance Exceed Exceed Encre	Lake Hills POA nt: Lake Hills POA dress: 3112 Edgewater Drive n Case Number: SP-2010-0092D e Requested: ed 20% Shoreline Width ed 30' Depth Into Lake bach Into 10' Sideyard Setback ed 20% of Channel Width	
This sit swim p concret	tion of Project and Variance Request: the plan application is for a new fishing pier, a shoreline modification a platform, which were not previously permitted. The applicant propose bulkhead in favor of a new sand beach area, reinforce a portion of the and to remove a portion of the existing day dock to provide a 10-f	ses to remove a portion of the existing existing concrete bulkhead to preven

Three wetland planting areas are proposed downstream shoreline area. The shoreline width is 615'. The shoreline facilities width will be 203.6' (84.7'existing plus 118.9' proposed) or 33% of the total shoreline width.

Attachments:	
Site Plan.	
Location Map	
□Plat	
Other Documents: Photos	

bruce aupperle

From: Clamann, Andrew <Andrew.Clamann@ci.austin.tx.us>

Sent: Friday, October 15, 2010 11:32 AM

To: Yanez, Chris

Cc: Clamann, Andrew; aupperle@att.net

Subject: 3112 Edgewater

Chris,

Today I met with the applicant and board members from the Lake Hills community (3112 Edgewater). My previous recommendation was for the Parks Board to consider a submerged, sloped rock approach to the existing concrete bulkhead as part of any consideration for a variance. Although they do not currently propose the rock at the base of the bulkhead, their proposal now includes an area of wetland plantings on the downstream end. I feel that for this particular site, this would be an acceptable form of mitigation that is comparable to the rock. Although the vegetation will provide only a small amount of wave attenuation, it will provide greater ecological benefits, however, I support this method as mitigation for consideration of a variance.

Bruce has indicated that the quantity/size/location/species will be identified in the next update. Based on depth, substrate and stakeholder considerations, my recommendations to achieve significant ecological benefits, I recommend a minimum quantity of 40 1-gal plants (total) from one or more of the following list:

- American water-willow (Justicia americana)
- Delta arrowhead (Sagittaria platyphlla)
- Pondweed (Potomogeton illinoensis or latifolius)

Additional species can be recommended by the applicant if needed, or, if the species or quantity is not easily obtainable, the applicant can add a note that an ERM representative can authorize additional species during construction by request.

Please forward my recommendations to the Parks Board for their consideration,

Sincerely,

Andrew Clamann Environmental Scientist City of Austin, Watershed Protection (512) 974-2694 andrew.clamann@ci.austin.tx.us

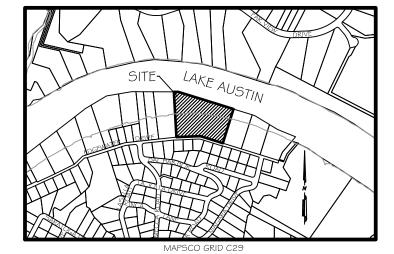
REVISIONS / CORRECTIONS

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NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

3112 EDGEWATER DRIVE

TAKE HILLS COMMUNITY ASSOCIATION INC. P.O. BOX 92649 AUSTIN, TEXAS 78709-2649

BRUCE S. AUPPERLE, P.E. AUPPERLE COMPANY 2219 WESTLAKE DR. STE. 110 AUSTIN. TEXAS 78746 PHONE (5 | 2) 329-824 | FAX (512) 329-8241



VICINITY MAP

ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

ALL AREAS DISTURBED WITHIN THE SHORELINE SETBACK SHALL BE RESTORED IN ACCORDANCE WITH CITY OF

- EROSION CONTROL NOTES

 Appendix: P-1

 The contractor shall install erosion/sedimentation controls and tree/natural area protective
- Ine contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (cleaning, grubbing or excavation). The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.
- and Natural Area Plan.

 A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The contractor shall notify the Planning & Development Review Department, (512)974-2278, at least three days prior to the meeting date.
- Review Department, (512)974-2278, at least three days prior to the meeting date. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Aborist as appropriate. Major revisions must be approved by the Planning 4 Development Review Department. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.

 The contractor is required to inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary
- repairs to damaged areas. Silt accumulation at controls must be removed when the depth
- reaches six (6) inches. Pror to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land cleaning debns shall be disposed of in approved spoil disposal sites. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation.

 Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below:
- nelow.

 All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 6015.3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 3 parts of soil mixed with 1 part compost, by volume. The compost shall be Dillo Dirt or an equal approved by the Engineer, or designated representative. The approved equal, if used, shall meet the definition of compost (as defined by the U.S. Composting Council). The soil shall be locally available native soil that meets the following specifications:

 Shall be free of trash, weeds, deletenous materials, rocks, and debris.

 100 % shall least though a 0.375-inch (³²Ch except).

- 100 % shall pass through a 0.375-inch (%) screen.
 Soil Texture class to be Loam, Sandy Clay Loam, or Sandy Loam in accordance with
 the USDA texture transple. Soil known locally as "red death" or Austin Sandy Loam is
 not an allowable soil. Textural composition shall meet the following criteria:

Lexture Class	Minimum	Maximum
Clay	5%	25%
Silt	10%	50%
Sand	30%	80%
and and the second		fr I

Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards.

getative stabilization of areas disturbed by construction shall be as follows: TEMPORARY VEGETATIVE STABILIZATION:

- ARY VEGEIAILIVE SIABILIZATION:
 From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.
 From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.
 Feethlyzer shall be wither soluble with an analysis of 15-15-15 to be applied once at
- A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of n_2 pound per 1000 SF. Hydromulch shall comply with Table 1, below.
- Prydromulch shall comply with lable I, below.
 Temporary erosion control shall be acceptable when the grass has grown at least \(\frac{1}{2} \) inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

 When required, native grass seedling shall comply with requirements of the City of Austin Environmental Chrism Manual.

 Table I: Hydromulching for Temporary Vegetative Stabilization

Material 70/30 Wood/ Cellulose Blend	Description 70% Wood 30% Mulchpaper 3% Tackifier	Longevity O-3 months	Typical Applications Moderate slopes; from flat to 3:1	Application Rates 45.9 lbs/1000 sf
Wood Fiber Mulch	96% Wood 3% Tackifer	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf

PERMANENT VEGETATIVE STABLIZATION

- From September 15 to March 1, seeding is considered to be temporary stabilization only
- From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crope exist where permanent vegetative stabilization is desired, the grasses shall moved to a height of less than one-half (2) inch and the area shall be re-seeded in accordance with 2. below. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 5F with a punity of 95% with 85% germination. Bermuda grass is a warm season exercise of the control of the product of the control o
- grass and is considered permanent erosion control.

 Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at
- rectilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the peniod of establishment at a rate of $\frac{1}{2}$ pound per 1000 SF. Hydromulch shall comply with Table 2, below. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of $\frac{1}{2}$ inch or more shall postpone the watering schedule for one week.
- D. Permanent erosion control shall be acceptable when the grass has grown at least I/₂ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

 E. When required, native grass seeding shall comply with requirement of the City of Austin

Environmental Criteria Manual. Table 2: Hydromulching for Permanent Vegetative Stabilization

Material Bonded Fiber Matrix (BFM)	Description 80% Thermally Refined Wood 30% Tackifier	Longevity 6 months	Typical Applications On slopes up to 2:1 and erosive soil conditions	
11. [Developer Information			
	OWNER LAKE HILLS COMMI	JNITY ASSOCIA	ATION INC.	

ADDRESS P.O. BOX 92649 AUSTIN, TEXAS 78709-2649 OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: NAME LAKE HILLS COMMUNITY ASSOCIATION INC., JOE GIMENEZ PHONE # (512) 288-2376

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: NAME LAKE HILLS COMMUNITY ASSOCIATION INC., JOE GIMENEZ PHONE # (512) 288-2376

The contractor shall not dispose of surplus excavated material from the site without notifying the Planning * Development Review Department at $(5\,I\,2)974-2278$ at least 48 hours prior with the location and a copy of the permit issued to receive the material.

$\frac{\text{REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN <math display="block">\frac{\text{CONSTRUCTION AREAS}}{\text{Appendix: P-G}}$ Trees will be Aerated and Provided Nutrients Prior to any Construction Activity.

As a condition of final acceptance of the site, and in conformance with Environmental Criteria Manual section As a condition of final acceptance of the site, and in conformance with Environmental Chican amainal section 3.5.4 - All preserved threes within the limits of construction will be Acrated and provided with Supplemental Nutnents per the following guidelines. Macro and MicroNutnents are required, Humate/nutnent solutions with mycormizae components are highly recommended. These solutions are commonly utilized to provide remediation for trees affected by construction. Materials and methods are to be approved by the City Arbonst ((512)974-1876) prior to application. The owner or general contractor shall select a fertilization contractor and insure coordination with the City Arbonst (Phone. (512)974-1876).

Treatment is to commence prior to the beginning of construction activities and again after the completion of all construction. Areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Trees are to be aerated by water injected into the soil (under pressure via a soil probe at 50-125 pounds per square inch) or by other method as approved by Planning & Development Review Department. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Department. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Arbonst Pror to application (Fax # (5 12)974-3010). Applicants may also specify soil injection of Doggett X-L injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use materials at £ recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arbonst. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arbonst, Planning £ Development Review Department P.O. Box 1088, Austin, Texas 78767. This Note shouldbe referenced as item #1 in the Sequence of Construction.

No vegetation within the shoreline setback area shall be removed before the issuance of a building permit, except as may be required for surveying and testing. Areas cleared for surveying or testing shall be no more than 15 feet wide and no trees of six inches or more in diameter shall be removed for surveying or testing.

All responsibility for the adequacy of these plans remain with the engineer who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the design engineer.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- 1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary
- fencing.

 2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.

 3. Protective fences shall be installed prior to the start of any site preparation work (cleaning, grubbing or grading), and shall be maintained throughout all phases of the construction project.

 4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in
- soil build-up within tree drip lines.
- son brought within accomplishing the trees or group of trees, and will be located at the outermost limit of branches (dnp line), for natural areas, protective fences shall follow the Limit of Construction line, in order to revent the following: ... Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials
- A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials; B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arbonst;
 C. Wounds to exposed roots, trink or limbs by mechanical equipment;
 D. Other activities detimental to trees such as chemical storage, cement truck cleaning, and fires.
 6. Exceptions to installing fences at tree drip-lines may be permitted in the following cases:

- A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
- B. Where permeable paying is to be installed within a tree's drip-line, erect the fence at the outer limits off the meable paving area (prior to site grading so that this area is graded separately prior to paving installation to
- C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
- fence and the building; D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arbonst at 512-974-1876 to discuss alternatives.

SPECIAL NOTES: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

- 7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk 7th strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced
- with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.

 8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.

 9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.

 10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- II. No landscape topsoil dressing greaater than 4 inches shall be permitted within the drip-line of trees. No soil permitted on the root flare of any tree.
- 12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage
- Occurs (ripping of braincies), etc.).

 13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arbonst Association Pruning Standards for Shade Trees available on request from the City Arbonst).

 14. Devalutions from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

- 2. All materials to be used on proposed bulkhead shall be approved by PARD.
 3. Deed restrictions or restrictive covenants are applicable to this property.
- Site Plan Release Notes: The following site plan release notes are included in accordance with the City of Austin's request. Applicant will comply with all applicable City of Austin requirements.

 1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Planning & Development Review Department.

 2. All signs must comply with requirements of the Land Development Code. (Section I 3-2, Article VII)

 3. Additional electric easements may be required at a later date.

 4. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning & Development Review Department.

- 5. A development permit must be issued prior to an application for building permit for non-consolidated or Planning
- 5. A development permit most of book parts.
 6. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
 7. For construction within the right-of-way, a concrete permit is required.

CONSTRUCTION SEQUENCE THE FOLLOWING IS A SEQUENCE OF CONSTRUCTION:

- HE FOLLOWING IS A SEQUENCE OF CONSTRUCTION:
 CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING THE
 PRE-CONSTRUCTION MEETING.
 INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDED).
 INSTALL TERE PROTECTION CONTROLS (AS NEEDED).
 INSTALL TREE PROTECTION CONTROLS (AS NEEDED).

- HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2278 BUILD PROPOSED BULKHEAD AND BOARDWALK.
- NUTGETAL DISTRIBUTION AND ASS.
 SUBMIT ENGINEER CONCURRENCE LETTER TO THE CITY OF AUSTIN.
 OBTAIN FINAL INSPECTION RELEASE ONCE VEGETATION HAS 95% COVERAGE.
 REMOVE TEMPORARY EROSION/SEDIMENTATION AND PROTECTION CONTROLS

No. SHEET TITLE

- C | COVER SHEET # NOTES
- C2 SITE PLAN
- SI BOARDWALK & RETAINING WALL STRUCTURAL DETAILS
- SI BOARDWALK & RETAINING WALL STRUCTURAL

APPROVED BY:

Parks \$ Recreation	Date
For Director - Planning \$ Development Review Department	Date
, and a second from the second	Date
SPC-2010-0092D	
Permit Number	
MARCH 31, 2010	
Submittal Date	
MARCH 31, 2013	
Project Duration Date	

- NOTES:

 1. This project is not located over the Edwards Aquifer recharge zone.

 2. Contractor to verify utility locations and ground and flow line elevations before construction.

- ELECTRIC TRANSMISSION NOTES:

 1. A pre-construction safety meeting is required with Austin Energy 48 hours before commencement of construction. Failure to do so will result in the project being shutdown. Call Jean Evndge at 512.322.6050 to set up a tailgate safety meeting.

 2. Barncades must be erected 10 feet from Austin Energy transmission structures during construction.
- Any relocations or outages caused by this project will be charged to the contractor/owner.

 Warning signs must be placed under the overhead transmission lines to make all personnel aware of the
- No dumpsters, staging or spoils areas allowed within or 20 feet adjacent to the transmiss

- No dumpsters, staging or spoils areas allowed within or 20 feet adjacent to the transmission easement for safety reasons.
 Proor to mobilizing tall equipment such as cranes, call Jean Evridge at 512.322.6050, to coordinate with transmission personnel.
 Property owner is to provide free and easy access 24 hours a day to the transmission easement.
 Land owner is responsible for dust controls for insulators and to prevent flashing. Owner is responsible for all outages cause by the dust from this project.

VATERSHED STATUS: This site is located in LAKE AUSTIN watershed, is classified as a WATER SUPPLY RURAL watershed and shall be developed, constructed and maintained in conformance with Chapter 25 of

FLOODPLAIN INFORMATION: PART OF THIS PROJECT IS WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FEMA Panel 48453C0430H

LEGAL DESCRIPTION: LOT 4 CEBAR RANCH LAKEVIEW ACRES

PROJECT ADDRESS: 3112 EDGEWATER DRIVE, AUSTIN, TEXAS 78733

USE: COMMUNITY RECREATION (PRIVATE)

RELATED PERMIT NUMBERS: SP-1992-0133CS, 2004-002135 PR, 2004-014359 BP \$

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City

Site Plan subject to City of Austin Watershed Protection Regulation

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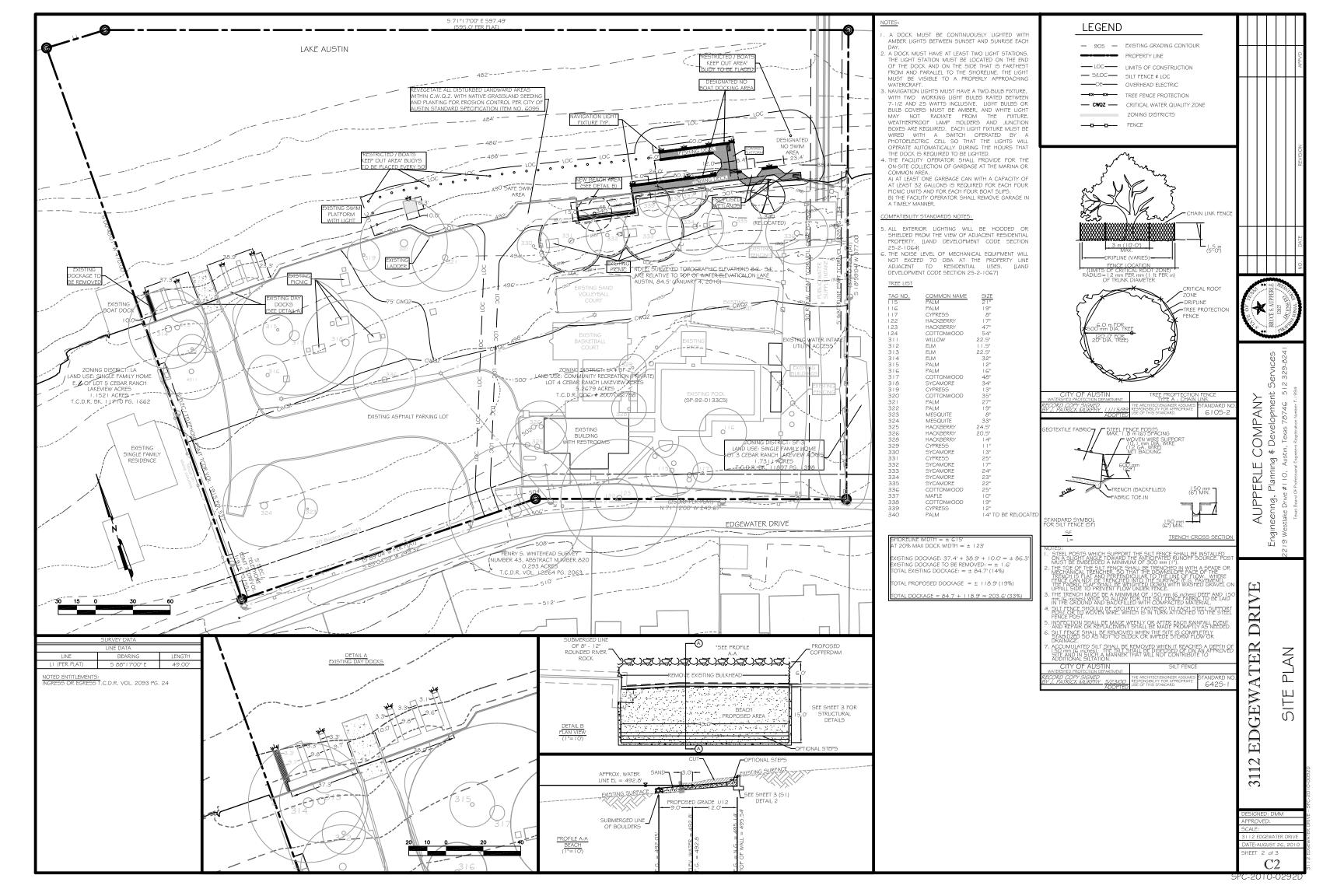
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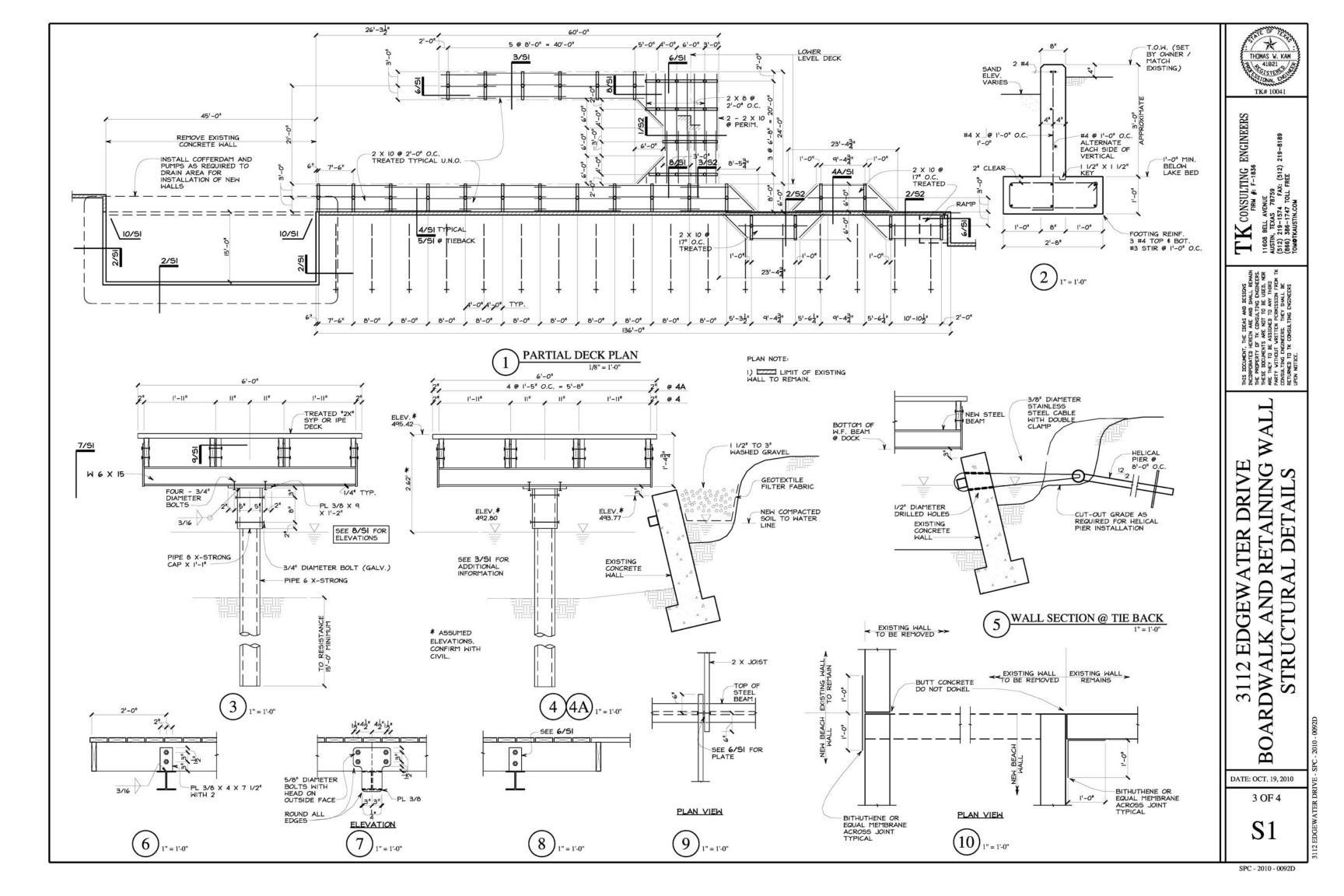
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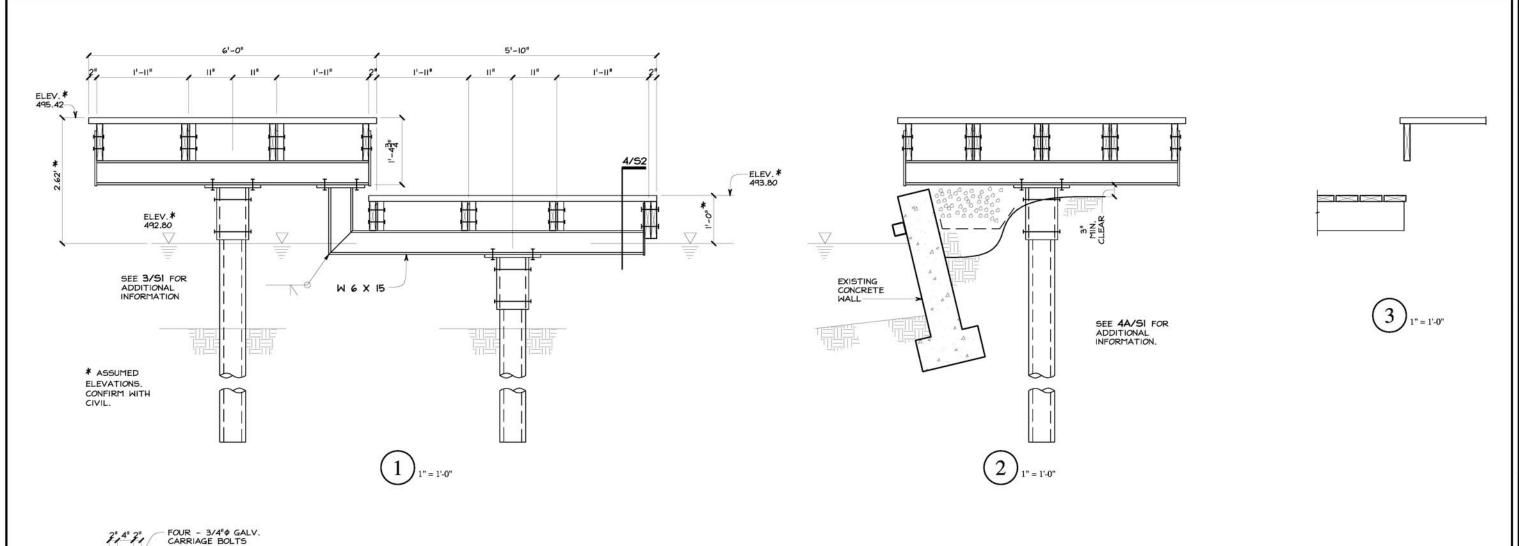
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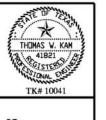
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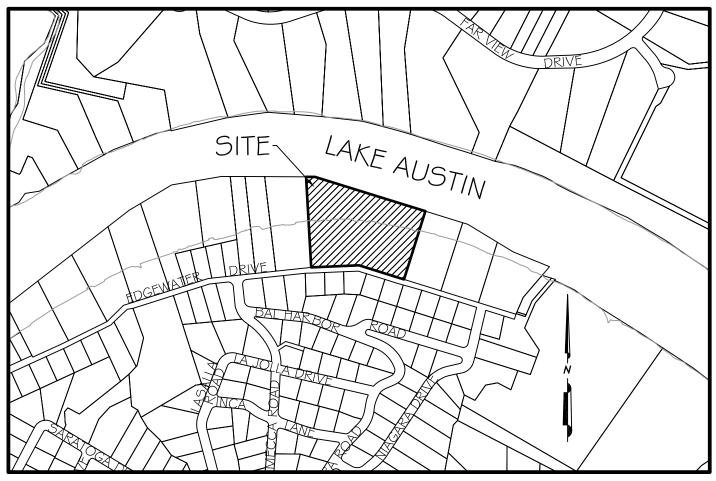


TK CONSULTING ENGINEERS

3112 EDGEWATER DRIVE BOARDWALK AND RETAINING WALL STRUCTURAL DETAILS

DATE: OCT. 19, 2010 4 OF 4

S2



MAPSCO GRID C29

VICINITY MAP

NTS





